

Ch. Kalina called the August 6, 2020 Zoning Commission regular meeting to order at 7:24 p.m.

Roll found: Kalina, Dermody, Schneider, Marzullo, Crew

Also in the audience: Alternates Fischer and Manley, Trustees Augustine and Schulte and Zoning Inspector Wilson

Ch. Kalina asked if everyone had received and read the minutes from the July 2, 2020 Zoning Commission regular meeting and if there were any comments. Mr. Fischer stated he wanted to clarify language on page 3 to read: "Mr. Fischer stated he believes lighting is required".

Ch. Kalina stated he would entertain a motion to accept the July 2, 2020 Zoning Commission Regular Meeting Minutes as amended.

- Mr. Marzullo moved and Ms. Crew second.
- There was no further discussion.
- Ch. Kalina called for vote to approve.
- All were in favor.

Crew – yes, Marzullo – yes, Schneider – abstain, Dermody – abstain, Kalina – yes

### **Old Business**

Ch. Kalina stated the public hearing for the Chapter 15 proposed language is continued and further discussion will take place when all the information is available. Ch. Kalina explained that due to the tight deadline for the County Planning meeting dates and because there is so much information required for submittal, it would be his suggestion to set a date for County Planning two months out in order to give all parties the time to review all the information. Mr. Marzullo asked if there would be any trouble with the timelines and Ch. Kalina stated he didn't think so as long as they followed the deadlines moving forward.

Ch. Kalina stated that Mr. Pearl continues to update him on the solar discussion and he suggests that would be the next item on the topic list, they are not ready to discuss solar at tonight's meeting.

Ch. Kalina asked if there was anything else the Board would like to discuss.

Mr. Fischer stated he likes the idea of setting expiration dates for building permits. Zoning Inspector Wilson stated that zoning permits are good for two years and there have been occasions when someone has renewed a permit four times and he suggests there should be a time limit to encourage project completion. Discussion followed. Ch. Kalina stated that typically in these situations when trying to decide the best thing to do he would reach out to the County for suggestions and to find out what others do, possibly Zoning Inspector Wilson can contact other Zoning Inspectors to inquire what they might do.

Mr. Marzullo stated it might be worthwhile to remove In-Law Suites from the list of discussion topics. Mr. Marzullo stated in-law suites might be opening up a pandora's box where they could possibly be making

concessions for what could be multi-unit housing. Mr. Marzullo stated he felt it is clear cut now in the Zoning and once they start delineating what is permitted and not permitted it could lead to opening up the possibility of multi-unit housing down the road for years to come. Discussion followed.

Ms. Crew asked if an in-law suite would need a separate entrance and if that is what defines it. Ms. Crew stated that she wouldn't think something would be offered for rent if it had access to the main house.

Mr. Marzullo stated that if they open the door to in-law suites they would be opening the door for separate utilities. Further discussion followed.

Ch. Kalina stated he is in favor of removing in-law suites from the topic list. Ms. Dermody stated she agrees it should be removed from the list, they don't want to make a problem that doesn't exist currently. Mr. Schneider stated he also agrees to taking this item off the list. Ms. Crew also agreed in-law suites should be taken off the list.

Ch. Kalina suggested also removing the building height topic from the discussion list. They have heard from the residents that they are not happy with higher buildings. Mr. Marzullo stated he agrees with removing from the list, he doesn't believe there are a lot of people coming in asking to build higher buildings. Ms. Dermody stated she also agreed with removing building heights, there is a process in place for people who want to request extra building height. Mr. Schneider also agreed to the removal of building height from the list.

Ch. Kalina discussed why conservation development made the topic list. One of the original ideas behind conservation development was that people could drive down a road and not see any change in landscape when a development is built. The homes in the development would be set back and the area between the homes and the road would be conservation development. The idea was this would maintain the natural beauty and view in perpetuity. There is concern that some of this open space is not being used in that way so the thought is that language could be included to protect the viewscape through conservation development open space.

Mr. Marzullo stated that the goal should be what is beautiful to Hinckley at large and the conservation development is important to Hinckley at large.

Ch. Kalina stated they would remove in-law suites and building height from the topic list and keep conservation development, solar and building permit expiration.

### **New Business**

Mr. Marzullo stated he had some questions about the Tire Max project that was discussed in a previous meeting. Mr. Marzullo stated he had stopped at a Tire Max store and got to see the operation. Mr. Marzullo stated that looking at the definition of Automobile/Service Station in Zoning he believes the Tire Max could fall under either, a portion of the Tire Max is used for service.

Trustee Schulte stated he spoke with Brian Richter who said Tire Max is a retail space and they do auto repair. Mr. Richter determined this would be a conditional use as an auto repair service station. Mr. Marzullo stated it was his observation that they do a lot of repair.

Ch. Kalina stated that the proposed location of the Tire Max is located at the gateway into the community and that should be considered, we want to make sure the gateway into Hinckley looks good. Ch. Kalina stated they would add automobile service station to the topic list.

Ch. Kalina asked if there was any other new business and there was none.

Ch. Kalina asked if there were any further comments and there was none.

Ch. Kalina announced that the public hearing on September 3, 2020 will be at 6:30 p.m. followed by the Zoning Commission regular meeting at 7:00 p.m.

Mr. Pearl asked if there are residents in Hinckley with more than 1 gas or electric meter. Mr. Pearl suggested this might be a way to prevent a single family residence from becoming a multi-unit residence. Discussion followed.

Ch. Kalina asked if there was any further business and there was none.

Ch. Kalina entertained a motion to adjourn the August 6, 2020 Zoning Commission Regular Meeting.

- Ms. Crew moved and Ms. Dermody second.
- No further discussion.
- Ch. Kalina called for vote to approve.
- All were in favor.

The Zoning Commission Regular Meeting was adjourned at 8:14 p.m.

Judi Stupka, Recording Secretary

Minutes Approved: \_\_\_\_\_, 2020

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Christopher Kalina, Chairman

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Diane Dermody, Vice-Chairman

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Bruce Schneider, Member

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Matt Marzullo, Member

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Michelle Crew, Member